



Morehall Close, , York, YO30 4WA

- DETACHED FAMILY RESIDENCE
- CORNER PLOT WITH GARDENS TO ALL SIDES
- TWO RECEPTION ROOMS & STUDY
- DOUBLE DETACHED GARAGE AND OFF-ROAD PARKING
- EPC RATING C

- FOUR BEDROOMS
- CUL-DE-SAC LOCATION
- CLOSE TO EXCELLENT AMENITIES
- COUNCIL TAX BAND E

£500,000



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DESCRIPTION

Sold with No Onward Chain!

A superb four bedroomed detached family residence situated in the desirable area to the north of York and close to the Clifton Moor retail park. The attractive property is located on a corner plot at the end of the cul-de-sac and stands in the centre of its spacious grounds and gardens which extend to all sides of the property, benefitting from two reception rooms, study, conservatory, cloaks WC and utility room to the ground floor this property has everything a modern family requires. To the rear are extensive south/west facing gardens where there is scope to extend the property further (Subject to planning permission). The property also benefits from an ensuite master bedroom and a detached double garage and enjoys excellent access to the York ring road and all centre's beyond.

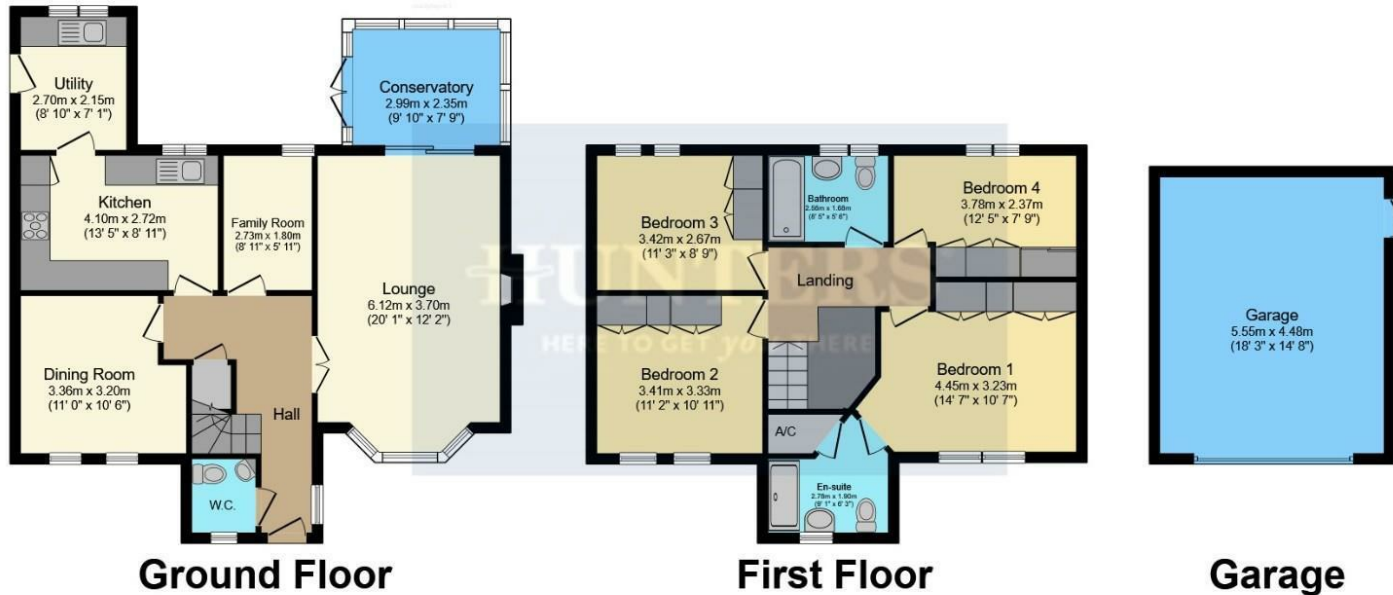
The accommodation which benefits from gas fired central heating and UPVC double glazing, briefly comprises, Rain canopy, entrance hall, understairs storage cupboard, cloaks WC, double doors lead to lounge with attractive feature log effect, remote controlled gas stove, sliding doors lead to conservatory and patio doors lead to rear garden, study, Dining room, Kitchen with 'shaker style' fitted base and wall units, integral electric oven and grill with four ring gas hob with matching extractor fan hood, fridge & freezer, dish washer, utility room with fitted base and wall unit, plumbing for washing machine.

From the hallway stairs to first floor spacious galleried landing, master bedroom with fitted wardrobes, ensuite three-piece shower room, two further double bedrooms with fitted wardrobes and large single fourth bedroom also with fitted wardrobes, three-piece house bathroom with travertine marble tiling, shower and screen over bath.

Outside is a driveway with ample off-road parking which leads to detached double garage with electronic roller door, lawned gardens to all sides of the property, extensive and enclosed gardens to the rear.







Total floor area 162.4 m² (1,749 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Viewings

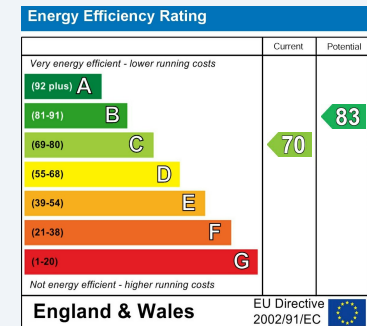
Please contact york@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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